

Happy Valley & Hayden 10**Project Narrative
for
Preliminary Plat**

The subject property consists of 10 gross acres of land situated approximately 660 feet south of Happy Valley Road and 660 feet west of Hayden Road in Scottsdale. The property is zoned R1-43 ESL and is traversed by the Rawhide Wash along the northwest portion of property. The request, under this application, is for preliminary plat approval of a 6-lot subdivision.

The property will be accessed via an existing 30' right-of-way dedication which runs along the north side of the residential lots located just east of the site. The lots will be serviced by public water (extended from Hayden) and on-lot septic systems. There is no existing sewer line connection within a reasonable distance from the property. The property is located in the Lower Desert Landform and is required to provide a 25% (2.5 acres) Natural Area Open Space (NAOS) dedication. The NAOS and drainage easement area delineated on the preliminary plat equals 3.37 acres or 34% of the overall site exceeding the base NAOS requirement of 25%. The NAOS will be provide on the northwest third of the site and will be specifically located in Tract B, Lots 1, 5 and 6. A flood wall is proposed along the eastern edge of the NAOS and drainage easement, separating the lots from the wash corridor. A retention basin, which will serve the entire subdivision, is located along the back sides of Lots 2, 3 and 4 in a linear formation. Access to the retention basin is provided via a 20-foot access easement along the eastern edge of Lot 4.

This residential community will be non-gated and will have entry monument signage at the northeast corner of the property adjacent to Lot 5 along with split rail wood fencing to create as sense of arrival. In addition, several mature desert trees will line the entry road (within the 10 acre property) accented with shrubs and desert ground cover. The entry monument sign will be constructed of sand finish stucco, painted an appropriate desert-tone color consistent with the ESLO guidelines.

It is also our intent to abandon the 30' of right-of-way that continues along the entire north property line of the subject site (as shown on the site plan). This portion of the existing right-of-way is not required for access to the subdivision and due to the location of the Rawhide Wash, it will not be utilized by any adjacent property owners. It is, therefore, logical to request that this portion of the 30' right-of-way be abandoned and absorbed into the Lots 5 and 6.

5-PP-2005
03/14/05

PRELIMINARY PLAT FOR "HAPPY VALLEY AND HAYDEN 10"

A PROPOSED SINGLE FAMILY DEVELOPMENT LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11 TOWNSHIP 4 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

HAPPY VALLEY ROAD

N89°59'49"E 1320.84'

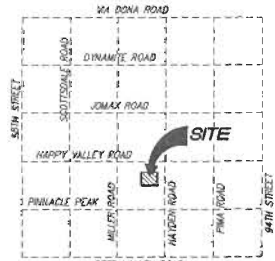
NE CORNER SECTION 11,
FOUND G.L.O. BRASS CAP
SITE BENCHMARK ELEV. 2016.00

OWNER/DEVELOPER

MR. COMPANY, INC.
KEITH HOLDEN
15010 NORTH 78TH WAY, SUITE 109
SCOTTSDALE, ARIZONA 85260
(480) 998-2803

ENGINEER

GEODEMONS, INC.
3030 EAST CAMELBACK ROAD SUITE 260
PHOENIX, ARIZONA 85016
(602) 952-8788



VICINITY MAP
NTS

LANDSCAPE ARCHITECT

TORROW DESIGN ASSOCIATES, P.C.
RODER W. TORROW, A.L.A.
7610 E. McDONALD DRIVE, SUITE E,
SCOTTSDALE, ARIZONA 85250
(480) 607-5093

BENCHMARK

G.L.O. BRASS CAP AT THE INTERSECTION OF HAPPY VALLEY ROAD AND HAYDEN ROAD,
140.88 ELEV. = 2016.00 CITY OF SCOTTSDALE DATUM.

BASIS OF BEARING

W 89°59'49" E ALONG THE NORTH LINE OF SECTION 11, T.4N., R.4E., G.8&S.B.4M. (S.I.G.N.)
(ALSO BEING THE MONUMENT LINE OF HAPPY VALLEY ROAD)

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

GENERAL NOTES

- CONSTRUCTION WITHIN UTILITY EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES AND WOOD, WIRE, OR REMOVABLE SECTION TYPE FENCING AND SHALL BE IN CONFORMANCE WITH THE APPLICABLE COAB'S AND DESIGN GUIDELINES.
- ELECTRIC LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA CORPORATION COMMISSION GENERAL ORDER U-48.
- THE BOUNDARY AND TOPOGRAPHY INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ALTA SURVEY PREPARED BY CONSOLIDATED SURVEYING SERVICES (DATED NOV. 2, 2004, JOB NO. 004060).
- BENCHMARK INFORMATION WAS OBTAINED FROM ALTA SURVEY PREPARED BY CONSOLIDATED SURVEYING SERVICES (DATED NOV. 2, 2004, JOB NO. 004060) AND VERIFIED BY THE CITY OF SCOTTSDALE (S.I.G.N.).
- THE BUILDING ENVELOPE OF EACH LOT IS COMPRISED OF THE ENTIRE LOT MINUS ANY EASEMENTS.
- THIS SUBDIVISION WILL HAVE A PROPERTY OWNERS ASSOCIATION WITH DUTIES AND REQUIREMENTS AS OUTLINED IN THE C.C.&R.'S.
- ALL STREETS WILL BE PUBLIC, STREETS AND STREET LIGHTS (IF ANY) TO BE LOCATED IN THE PUBLIC RIGHT OF WAY AND ARE TO BE MAINTAINED BY THE CITY OF SCOTTSDALE.
- ALL LOTS TO HAVE INDIVIDUAL SEPTIC SYSTEMS.
- THIS SUBDIVISION WILL NOT BE PHASED.

LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- CENTERLINE OF ROAD
- P.U.E.
- PUBLIC UTILITY EASEMENT
- PROPERTY CORNER
- SURVEY MARKER
- NATURAL DRAINAGE FLOW
- PROPOSED DRAINAGE FLOW



SITE DATA

CURRENT ZONING: R1-43 ESL
PROPOSED ZONING: R1-43 ESL
GROSS AREA: 10.00 AC
NET AREA: 9.24 AC
TOTAL NUMBER OF UNITS: 6
DENSITY (GROSS): 0.60 CU/AC
DENSITY (NET): 0.65 CU/AC
MINIMUM LOT SIZE: 43,852 SF
AVERAGE LOT SIZE: 50,016 SF
AVERAGE BUILDING ENVELOPE: 34,350 SF

NAOS DATA

LOWER DESERT LANDFORM SLOPE = 2-5%
REQUIRED NAOS: 2.50 AC (25%)
PROVIDED NAOS: 3.37 AC (34%)

TRACT TABLE

TRACT	AREA	USE
"A"	140,675 SQ. FT.	ACCESS AND UTILITIES
"B"	99,129 SQ. FT.	DRAINAGE/NAOS
"C"	3,005 SQ. FT.	LANDSCAPE

MAINTENANCE OF SAID TRACTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS' ASSOCIATION.

UTILITY COMPANIES

ELECTRIC - ARIZONA PUBLIC SERVICE
GAS - SOUTHWEST GAS
TELEPHONE - VERIZON COMMUNICATIONS
CITY - COX CABLE
WATER - CITY OF SCOTTSDALE
SEWER - INDIVIDUAL SEPTIC SYSTEMS

STRUCTURES

ALL STRUCTURES TO BE CUSTOM HOMES.
GROSS FLOOR AREAS, ENTRANCES,
OVERHANGS/CANOPIES AND DRIVEWAY
LOCATIONS TO BE DETERMINED WITH
INDIVIDUAL SITE PLANS.

LANDSCAPING

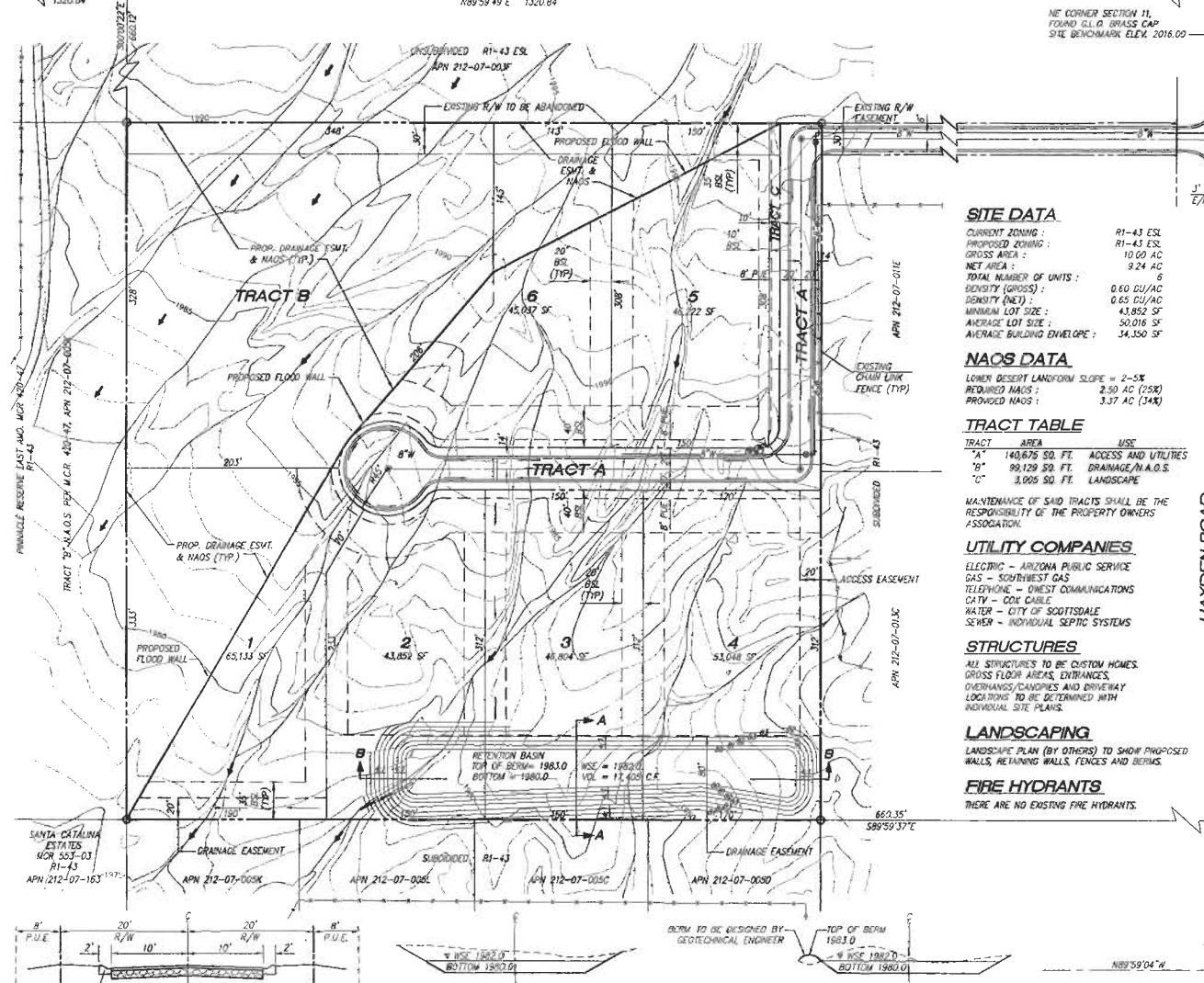
LANDSCAPE PLAN (BY OTHERS) TO SHOW PROPOSED
WALLS, RETAINING WALLS, FENCES AND BERM.

FIRE HYDRANTS

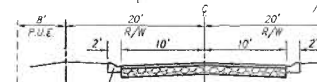
THERE ARE NO EXISTING FIRE HYDRANTS.

N 1/4 CORNER SECTION 11,
FOUND G.L.O. BRASS CAP
BENCHMARK ELEV. 1970.434
CITY OF SCOTTSDALE DATUM.

N89°59'49"E
1320.84'



SANTA CATALINA
ESTATES
MCR 553-03
R1-43
APN 212-07-163

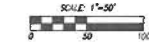


TYPICAL STREET SECTION
NTS

SECTION A-A
NTS

SECTION B-B
NTS

E 1/4 CORNER SECTION 11,
FOUND G.L.O. BRASS CAP



GeoDeMons
3030 E. Camelback Road, Suite 260
Phoenix, Arizona 85016
Phone: (602) 952-8788 • Fax: 952-3905
Civil Engineering • Land Surveying • Water Resources • Construction Services

PRELIMINARY PLAT OF
HAPPY VALLEY AND HAYDEN 10

SHEET # 1 OF 1

PROJ. NO. 04571 DWG. #K CKD: DBL DATE: 1/2005

5-PP-2005

03/14/05

NAOS ANALYSIS AND BUILDING ENVELOPE PLAN

FOR

"HAPPY VALLEY AND HAYDEN 10"

A PROPOSED SINGLE FAMILY DEVELOPMENT LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11 TOWNSHIP 4 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

HAPPY VALLEY ROAD

NE CORNER SECTION 11,
FOUND 6.1 O. BRASS CAP
SITE BENCHMARK ELEV. 2016.00

UNDISTURBED
NAOS AREA (TYP.)
3.37 AC

NAOS DATA

LOWEST RECENT LAND FORM SLOPE (2% TO 5%)
REQUIRED NAOS : 2.29 AC (25%)
PROVIDED NAOS : 3.37 AC (3%)

PROPOSED BUILDING ENVELOPE



GeoDimensions 3030 E. Camelback Road, Suite 700, Phoenix, Arizona 85016
Phone (602) 542-6789 Fax 252-5943
Civil Engineering Land Surveying
Construction Services

NAOS ANALYSIS AND BUILDING ENVELOPE PLAN
HAPPY VALLEY AND HAYDEN 10

SHEET # 1 OF 1

PROJ. NO. 04571044Y MK LCKD ESR. 1 DATE 1/26/05